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EXO-9962

10 APR 1950

Mr. W. E. Reynolds
Commissioner of Public Buildings
Public Buildings Service
General Services Administration
Washington 25, D. C.

Dear Mr. Reynolds:

I have proposed to the Bureau of the Budget that the Central Intelligence Agency desires that the Public Buildings Service construct certain permanent type buildings in Rosslyn, Virginia, in order to provide adequate space for CIA activities requiring non-office type buildings. The buildings to be constructed are generally described as follows:

(a) Printing Building: Brick and concrete construction, steel reinforced, consisting of two floors, containing a gross area of approximately 52,000 square feet, partitioned as required, and with adequate plumbing and electrical facilities.

Estimated Cost\$ 760,000

(b) Warehouse Building: Brick and concrete construction, steel reinforced, consisting of two floors of a gross area of approximately 15,000 square feet per floor, or a total of 30,000 square feet, with a 15-foot clearance on the first floor and a 10 to 12-foot clearance on the second floor. Second floor to be partitioned as required for office and light storage purposes.

Estimated Cost\$ 360,000

(c) Engineering Building: Brick and concrete construction, consisting of two floors of approximately 16,000 square feet gross area, with a 15-foot clearance on the first floor and a 10 to 12-foot clearance on the second floor. Second floor to be partitioned as required for office and machine shop use.

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Estimated Cost\$ 56,000

GRAND TOTAL\$ 1,176,000

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The estimates on the buildings described under (a) and (b) above were obtained informally from representatives of the Public Buildings Service; and the estimated cost of the building described under (c) is a rough estimate, as this building was not contemplated at the time the other estimates were obtained from your agency.

It is proposed that these buildings be constructed on property now owned by [redacted], from whom a portion of the property is now leased by CIA. Attached is a sketch outlining the proposed tentative locations of each of the buildings. Without the benefit of an actual survey, it is estimated that the land to be purchased would be approximately 107,760 square feet, at an estimated value of \$1.50 per square foot, or a total of \$161,640. It is intended that this property will be purchased from [redacted] by CIA by direct negotiation in accordance with the authority granted to the Director of Central Intelligence in Section 10(a)(1) of the Central Intelligence Agency Act of 1949. The site for the proposed construction was selected for the reason that, first, CIA now owns a cinder block building containing 20,000 square feet of floor area and approximately 376,000 cubic feet of warehouse type space, which was constructed by the Office of Strategic Services in July, 1943, at a cost of approximately \$50,000. The building was constructed on leased land with the concurrence of [redacted], and it is estimated that the reproduction cost of this building would be approximately \$130,000 on the basis of present day costs of construction. Secondly, the selection of the site is a matter of convenience and it is particularly adaptable to meet CIA requirements. The third reason is that this land is served by a railroad siding serviced through the Potomac Yards in nearby Virginia, and this facility is essential for the receipt and dispatch of carload shipments of supplies and equipment.

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It is, of course, realized that other sites could possibly be selected, but it is felt that reproduction costs of the Government-owned building would more than offset the saving involved in the purchase of other land. The land which it is intended will be purchased is unimproved with the exception of one small building which, because of its age and condition, should be razed. Insofar as it is known, [redacted] does not intend to use this land for any other purposes, and it is expected that the construction of the proposed buildings would not in any way affect the enjoyment of use of the remaining portion of the land and improvements not included in this proposal.

My decision to propose this construction is justified by the present lack of adequate facilities for warehousing, printing and reproduction and the conducting of certain research and developing activities essential to the performance of certain CIA functions. In further justification, a complete review and examination indicates the cost of these buildings can be amortized over a period of less than ten years, and CIA will not then be constantly faced with the problem of making periodic readjustments to meet its ever-increasing need for the type of facilities included in the proposal.

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I would appreciate your review of the proposal contained herein and an indication of your concurrence in the proposed construction in order that appropriate steps may be taken through your agency for the design and construction at the earliest possible date.

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Sincerely,

R. H. HILLENKOETTER
REAR ADMIRAL, USN
DIRECTOR OF CENTRAL INTELLIGENCE

Enclosure

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AS(SERVICES)

[redacted] :mew (12 Apr 50)
cc: Signor's Chrono ✓
Executive
Chief, Admin. Staff
Chief, Services Division (2)
Admin. Files

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